

HISTORIC PRESERVATION CERTIFICATION
APPLICATION — PART 1
(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE1. NAME OF PROPERTY: Franklin CenterAddress of property Street 406 West Franklin StreetCity Baltimore, County Seton Hill (National Register; 9/30/75; Baltimore City State Maryland Zip Code 21201Name of historic district in which property is located: Historic District; 7/15/68 & 8/14/79

2. DESCRIPTION OF PHYSICAL APPEARANCE:

Franklin Center is one structure comprised of three architecturally diverse buildings which date from the 19th century with architecturally significant early 20th century modifications. The individual structures were altered continually from their date of construction and within the last decade suffered

3. Statement of Significance:

Franklin Center is significant to the Seton Hill Historic District because the buildings are historically and architecturally integral to the development of the community. The adaptive reuse of these buildings will preserve the continuity of the streetscape and the historic district while providing specialized, barrier-free housing for low income disabled persons.

Date of construction (if known) 19th c & 20th c ☒ Original site ☐ Moved Date of alterations (if known) late 19th c - mid 20th c

4. NAME AND MAILING ADDRESS OF OWNER:

Name Accessible Housing Associates, Inc. c/o Multi-Family Housing Services, Inc.Street 518 N. Charles StreetCity Baltimore State MD Zip Code 21201Telephone Number (during day) Area Code (301) 659-6966

I hereby attest that the information I have provided is, to the best of my knowledge correct and that I am owner of the property described above

Signature Barbara Hoff, Dalsemer, Catzen and Associates, Inc. Date 10/20/81
Form prepared by: 14 Light Street, Baltimore, MD 21202 (301) 837-3691**For office use only**The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.Signature [Signature] State Historic Preservation OfficerDate 1-7-82

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954

☐ is hereby certified a historic structure
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheetSignature _____ Date _____
Keeper of the National Register

B-3866

Description of Physical Appearance-cont.

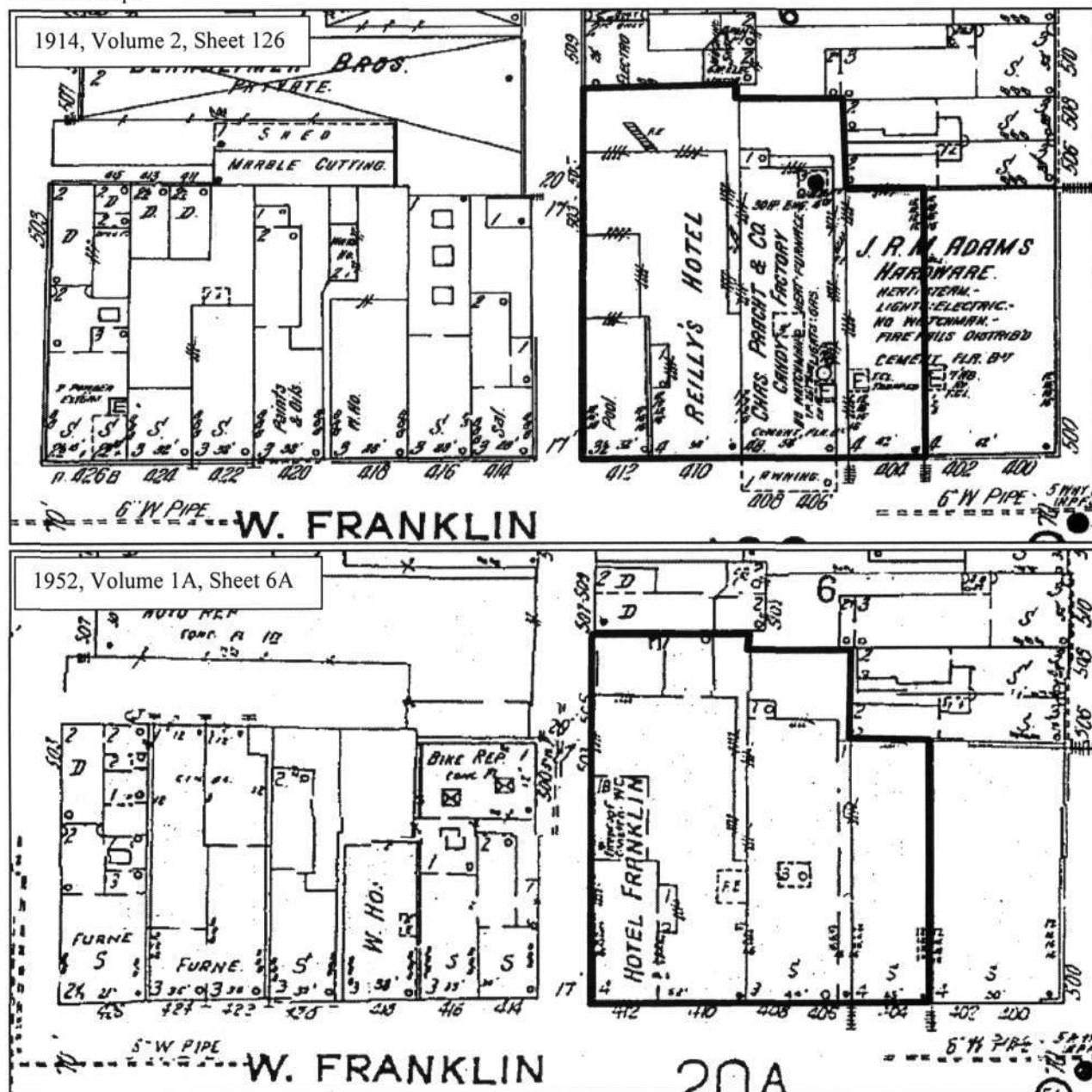
exposure. The rehabilitation plans preserve the architecturally distinct facades and retain the appearance of three individual buildings while linking them into one structure.

404 West Franklin was an earlier 19th century flemish bond brick structure with later 19th and 20th century modifications. The building was four stories high and three bays wide. The fourth story, the cornice, and the flat roof, were later 19th century additions. The first floor has been drastically altered and most recently comprised concrete blocks where a storefront had been. There were remnants of a late 19th century storefront transom and cornice. The second thru fourth floors comprised rectangular window openings with splayed stepped stone lintels. The window openings were boarded or exposed and a portion of the roof was missing. Because of the advanced state of decay and the severe deterioration of the facade materials, the structure was dismantled and will be reconstructed of brick over block. The facade will conform to the design of the previous one in scale, proportion and detail. The brick and the design of the window openings will match the originals as closely as possible. The splayed stepped lintels will be salvaged and reinstalled. The cornice will also be reconstructed of wood along the original lines. The first floor design will restore the structure, in part, to its original residential appearance. The first floor will comprise three one over one bronze-aluminum awning windows with a fixed transom, brick sills, and rectangular concrete lintels. The windows will have decorative iron window guards over the lower half. The former storefront transom and cornice area will be indicated by four bands of concrete. The second, third, and fourth floor windows will be one over one bronze-aluminum awning windows. The roof will be a built-up surface over insulation and a metal deck.

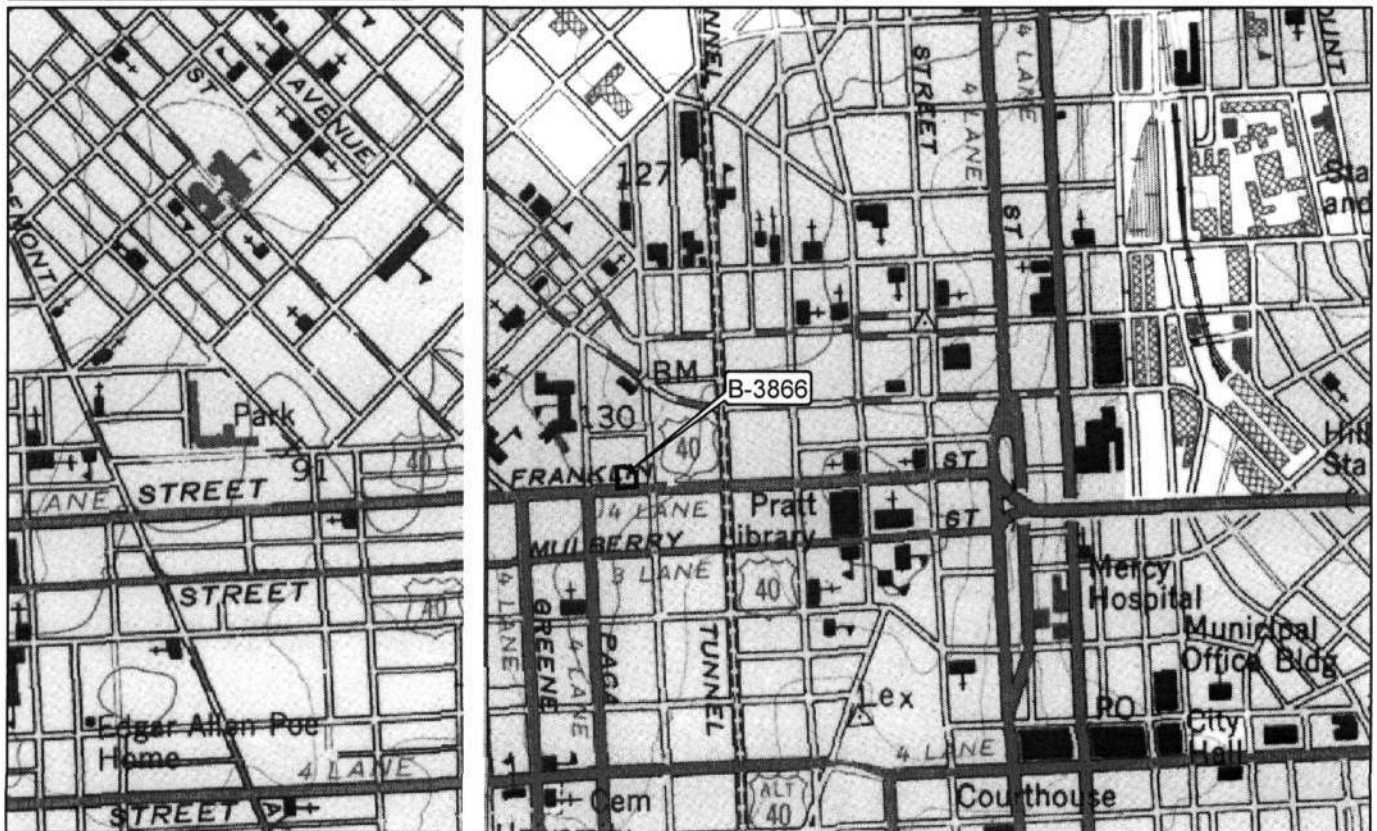
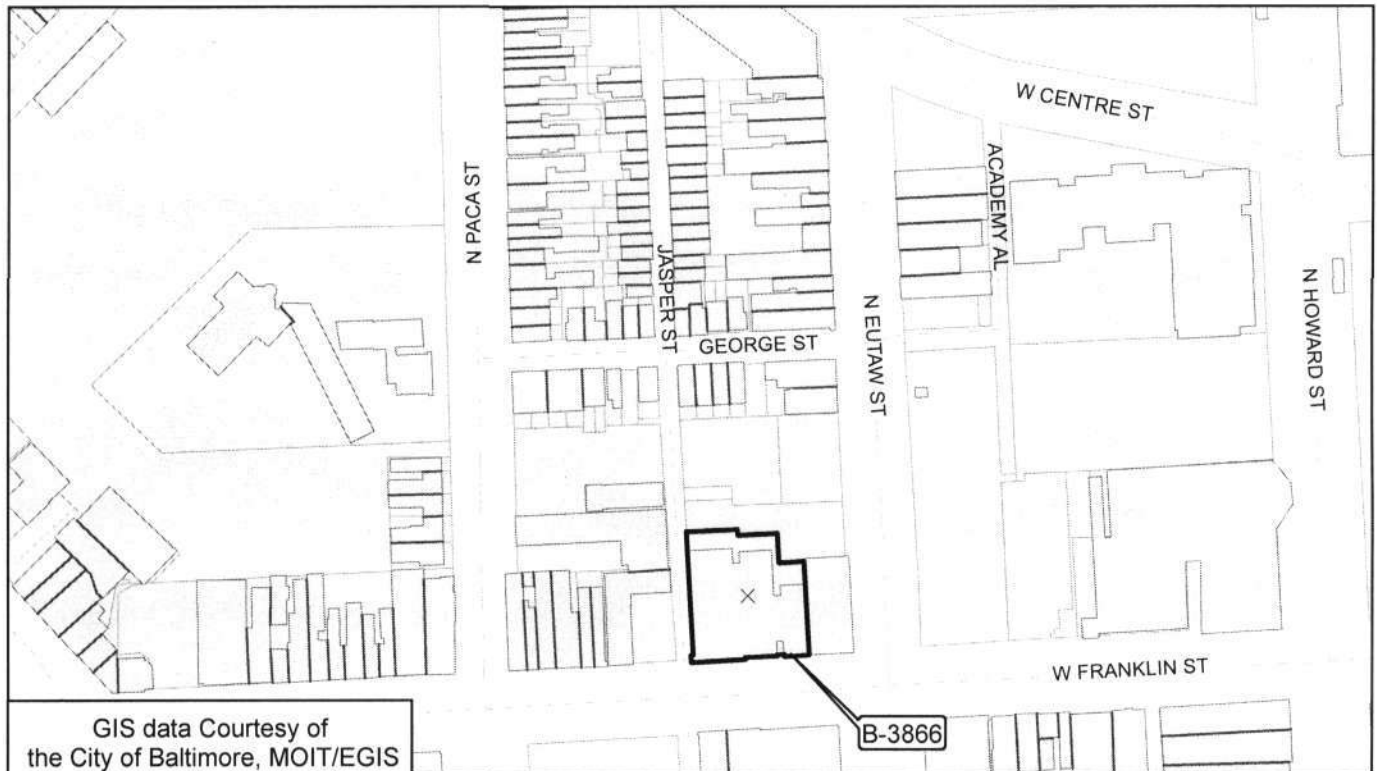
404 will be connected to 408 by a recessed four story brick addition with bronze-aluminum sliding windows. The recess will retain the appearance of the original streetscape of separate buildings, while accomplishing the necessity of joining the structures.

408 West Franklin Street is a three and a half story, four bay wide, late 19th century brick commercial structure with brown stone and molded brick details. At some point, the fourth story was removed; the brick was painted; and the commercial storefront was inappropriately rebuilt. The metal cornice above the storefront comprises simple brackets, dentils, and recessed panels. The cornice will be restored. The storefront had been deteriorated and boarded, and the end brick piers had been rebuilt in a careless manner. The first floor is being reconstructed to reflect the former commercial character while accommodating the main entrance to the building and residential units on this floor. The first floor will comprise a brick base below two bronze-aluminum sliding windows with a fixed glass transom over each window; and metal and glass commercial storefront double doors with a single pane sidelight and a fixed transom above the door and sidelight. Decorative iron window guards will be installed across the windows. The walls surfaces will be covered with a buff color stucco. The window openings on the second and third floors are large and rectangular. The openings have been boarded and the original windows are missing. The lintels and sills are brown stone and the bricks framing the window openings have a curved profile. There is a brownstone band with dentils between the second and third floors. The end piers project slightly from the facade wall and have molded brick blocks with a foliated pattern recessed which are being preserved. The half story remnant of the fourth floor is being refinished to a completed and useable fourth floor. The second and third floor openings will be preserved and replacement bronze-aluminum slider windows with a fixed transom will be installed. The third floor lintels will be constructed of concrete tinted brown to match the brownstone on the building. The reconstructed fourth floor will have bronze-aluminum sliding windows,

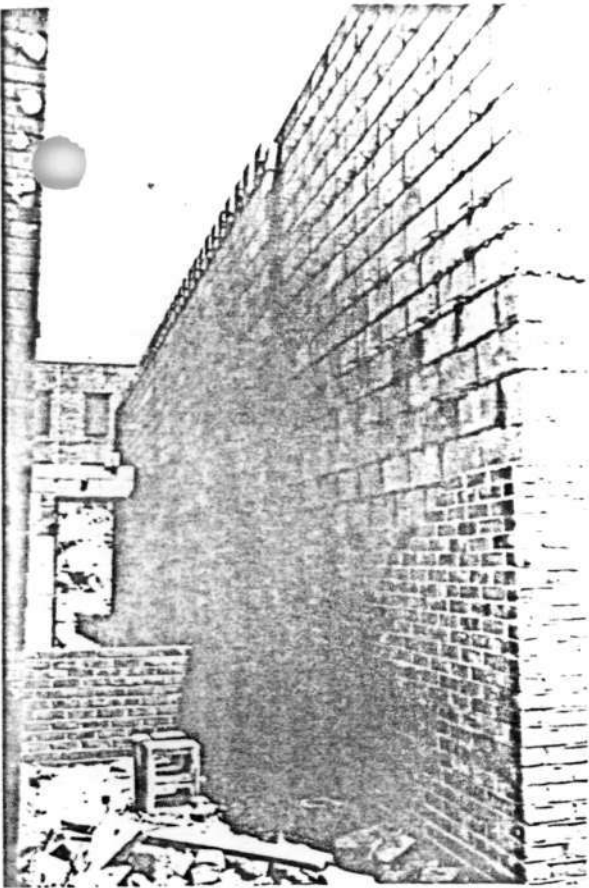
B-3866
Franklin Center
404-412 W. Franklin Street
Sanborn Maps



B-3866
Franklin Center
404-412 W. Franklin Street
Block 0547B, Lot 002
Baltimore City
Baltimore East Quad.



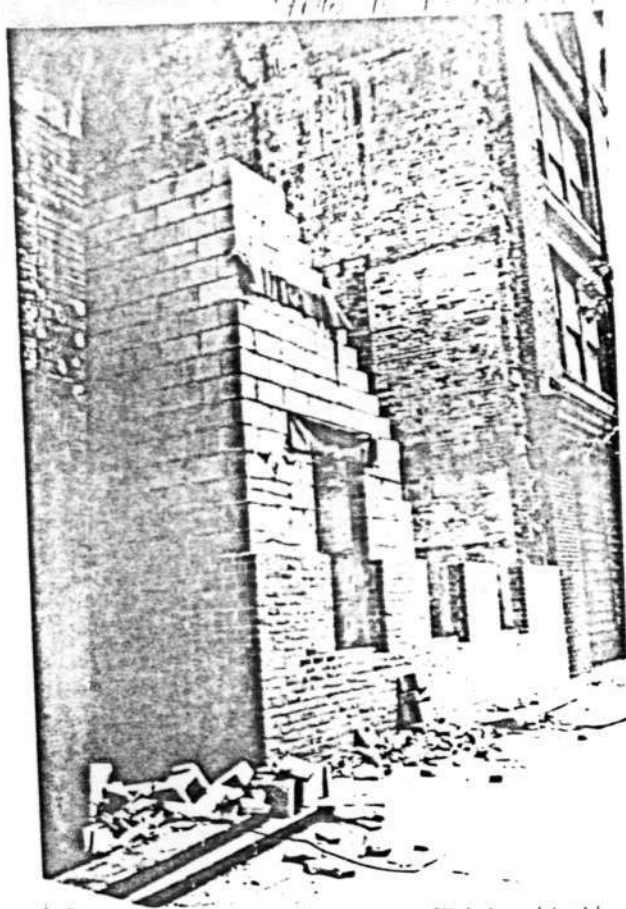
406 W FRANKLIN ST



BRICK ADDITION

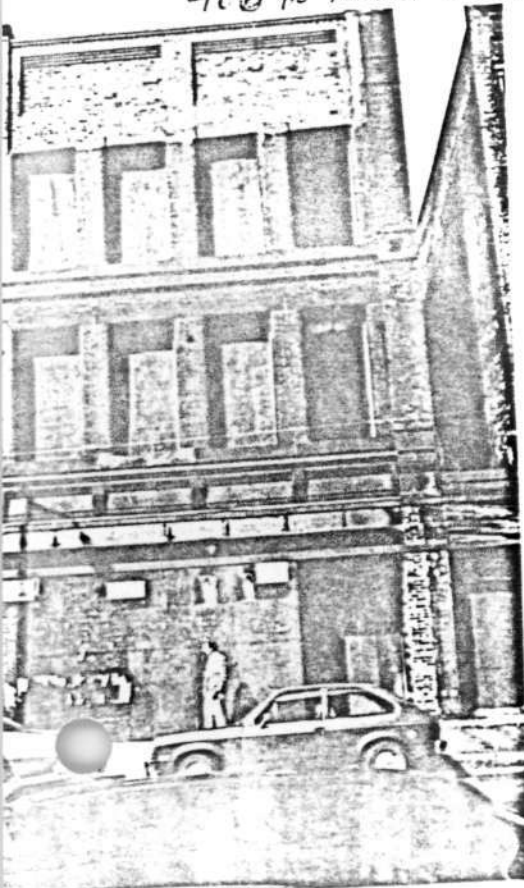
404 W FRANKLIN

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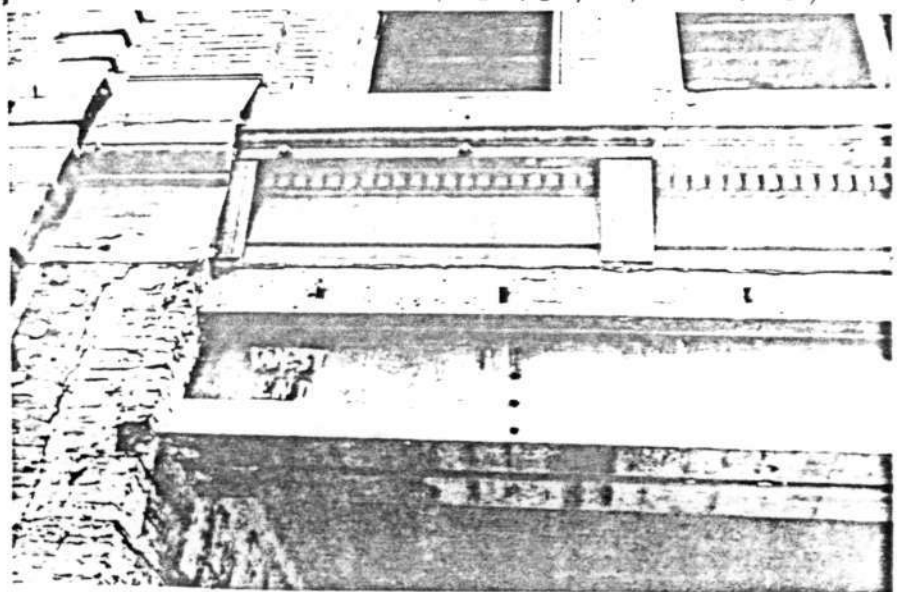
404 W FRANKLIN

406 W FRANKLIN ST



408 W FRANKLIN

4A



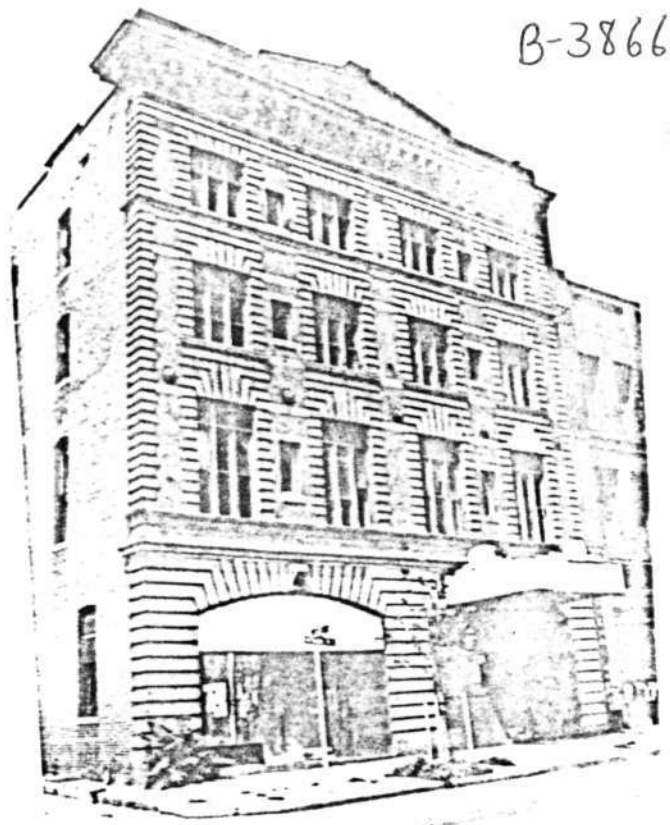
408 W FRANKLIN ST

B-3866



410-412 W FRANKLIN

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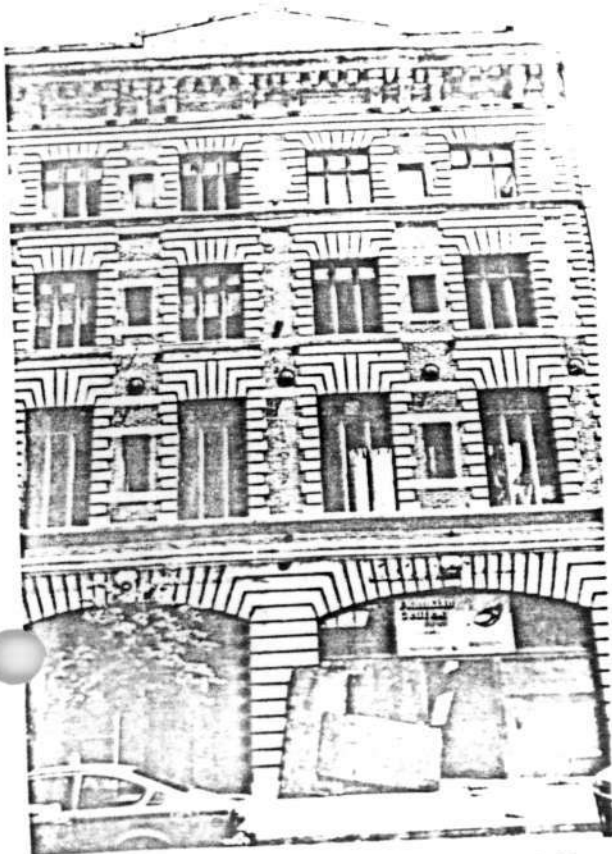


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410-412 W FRANKLIN

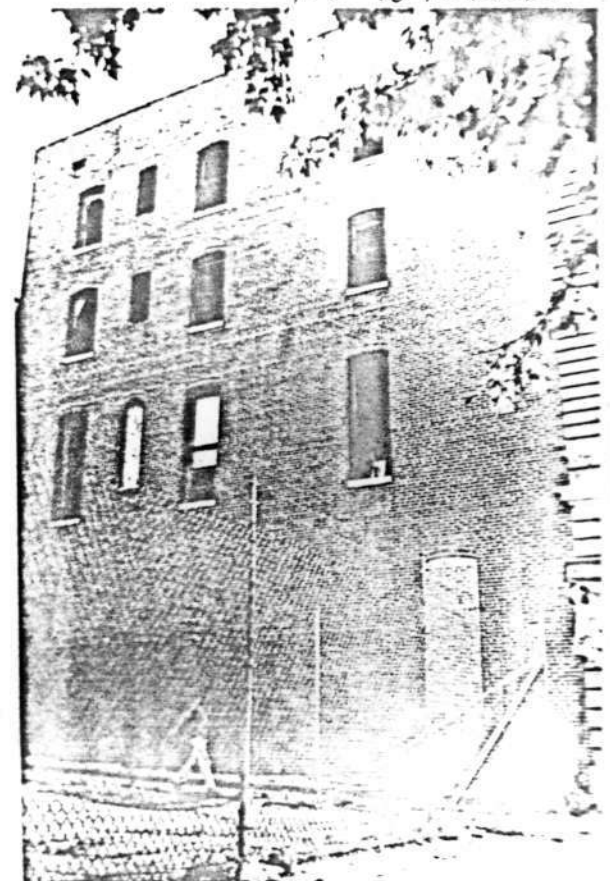
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406 W FRANKLIN ST



8

406 W FRANKLIN



406 W FRANKLIN